

City Council Chamber  
2821 Washington Street

**City Council**  
David L. Dreiling, Mayor

Place 1 Jerry Ransom, Mayor Pro Tem  
Place 4 Holly Gotcher

Place 2 James Evans  
Place 5 Brent Money

Place 3 John Turner  
Place 6 Cedric Dean

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### Work Session Minutes

#### 1. Call to Order

Mayor Dreiling called the meeting to order at 5:00 p.m. and noted for the record that Councilmembers Evans, Turner, Gotcher (videoconference), Dean, and Money were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall. Mayor Pro Tem Ransom was absent. Videoconferencing failed at 5:07 p.m. thereby removing Councilmember Gotcher from the meeting.

#### 2. Items to be Discussed

##### A. Fiscal Year 2018-2019 Proposed Budget presented to City Council (*Summer Spurlock, City Manager*)

City Manager Spurlock explained the budget is presented with a proposed tax rate of \$0.68900 (maintenance and operation \$0.452296 and interest and sinking rate is \$0.236704). The effective tax rate is \$0.657162, and the rollback rate is \$0.727925.

The proposed FY 2018-2019 beginning total fund balance is \$22,727,585 with an ending fund balance of \$24,638,009, an increase of \$1,910,425.

Total revenues are anticipated at \$86,632,299 with total expenditures projected at \$82,721,874.

Outstanding Debt as of 9/30/2018 for general fund is \$30,230,000 and is \$21,071,000 for the water/sewer fund. Debt service payment decreases from \$4,704,513 in 2022 to \$2,634,818 in 2023.

Projected overall personnel changes are 1% COLA (\$92,241); 3% Merit (\$276,723); and 2% FR&R (\$85,236). An updated Police Pay Scale is being proposed with increased steps.

Proposed to replace three trucks in the Parks and Recreation Department aged 19 to 23 years.

Pay as you Go Capital includes: CID vehicle; three police Tahoes; Radio Infrastructure replacement; Fire Truck Replacement; Brush 1 replacement; Recue 10 replacement; Fire Marshal vehicle replacement; street improvement program; streets building replacement; F-250 streets replacement; Boom Mower, Mudjacking Trailer; Dump Truck; F-550 w/Crane; three F-250 Parks truck replacement; Aunt Char Playground replacement.

Other items included in proposed FY 18-19 budget are Tourism Funding in the amount of \$75,000 and \$47,000 Non-Governmental Funding (Drug Free Greenville \$7,000; Senior Center Programming \$5,000; Senior Center Transportation \$20,000; and Keep Greenville Beautiful \$15,000).

\$3,327,758 will be transferred to CIP from General Fund Capital and \$1,529,929 will be transferred to CIP from Utility Capital. Vehicle Replacement transfer to CIP is \$729,354.

After Spurlock's presentation, Councilmember Money stated the City has a unique opportunity with the increases in sales tax the past couple years to finally give the citizens a meaningful tax cut and he would like to look at getting to the effective rate. He believes the projected sales tax was flat and could be increased 2-3% but does understand Spurlock wanting to be conservative. Money would also like to see annual pay studies, so the pay is tied to something measurable which will help Council in deciding how much to give and let employees know the Council is really trying to hit marks and lead to some better strategic decisions. And for those reasons he is struggling with the 4%. Spurlock responded that over last nine years City employees have received an average pay raise of 1.38%. City Staff looked at competitive and comparative cities when determining COLA and merit raises. Money said he knew she was working hard in trying to do the right things but said the last five years have been 3-2-1-2-3% and he doesn't know if that was too little or too much.

Councilmember Evans said he has several questions and asked if Spurlock believed the merit pay was successful this past year and if so, why was a police rate system being based on years of experience? Spurlock responded she believed it was and the police are not subject to a merit pay because they are Civil Service. Evans asked if the total burden had been included for COLA and Merit and Spurlock confirmed she had included total cost to the City. Evans stated he totally agrees with everything Councilmember Money said.

Councilmember Evans asked why do a 1% COLA with a merit pay scale with a 0-5%? Spurlock responded when looking at the history that for four years employees received an average 1.5% (0-0-1.5-0) increase. Evans stated look at the last five years and he doesn't see the relevance in looking past that. Spurlock responded you see the relevance when you have had people here for 20 years that have suffered through all of it and the can has gotten kicked down the road and if the City was able to pay as you go instead of having to not give anything for a while and then try to catch up through 5, 6, 7, 10% which has happened in the past. Police and Fire have gotten 6% and 4 % one year and in FY 07-08 Fire got a 16% increase to catch them up and she said she didn't want to go down that road again and thought that was fair to the employees.

Evans stated the importance of employees need to be adequately compensated but also have tax payers seeing their bills and all he hears is about taxes. Taking care of city employees, that is great, but also must balance that with people who are paying bills. Evans stated for the record he would not vote for any budget over the effective tax rate.

Evans also asked how many water employees are planned and Spurlock responded one at the water treatment plant and a four-man crew for water distribution and asked if pipes had been included and Spurlock responded yes. Evans also noted water rates will be raised 5%. It was also noted \$2 M is proposed for street improvements in FY 18-19. Spurlock stated several streets were identified for improvements in FY 17-18 and Centerpoint was identified for improvements in FY 18-19, but the two projects were flip flopped since several of the streets identified for FY 17-18 needed infrastructure improvements and it didn't make sense to improve the roads and then have to tear them up to replace infrastructure.

Evans would like to see comparison cities for the City of Greenville that meet the same criteria. Per capita in Greenville is \$21,000+ and those are the people paying the taxes.

Councilmember Dean stated not everyone agreed on comparison cities and Dean is in agreement that everyone should get an across the board raise and not merit. He said the City talks about pay as you go and believes this is a great proposal.

Mayor Dreiling said the proposed budget has a lot of detail and allows the Council to see a better picture and agrees getting back to the effective tax rate or as close as it can be would be good. Spurlock said she was being conservative because before these last two months, it didn't look like the City would meet

its target and doesn't want to rely too much on sales tax because that is based on behavior, but she would certainly look at it. Mayor is also in favor of merit reviews.

3. **Items on the Regular Agenda of August 14, 2018**
4. **EXECUTIVE SESSION AS NEEDED FOR AGENDA ITEMS OR EXECUTIVE SESSION ITEMS AS LISTED ON THE REGULAR AGENDA - SECTIONS 551.071, 551.087, 551.072, 551.074, OR 551.073**
5. **Adjourn**

Being no further discussion, the Work Session adjourned at 5:52 p.m. by unanimous consent of the City Council present.

### Regular Session Minutes

1. **Call to Order**

Mayor Dreiling called the meeting to order at 6:00 p.m. and noted for the record that Councilmembers Evans, Turner, Dean, and Money were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall. Mayor Pro Tem Ransom and Councilmember Gotcher were absent.

2. **Invocation**

Minister Zach Erwin gave the invocation.

3. **Pledge of Allegiance**

Mayor Dreiling led the Pledge of Allegiance

4. **Presentations**

A National Health Center Week Proclamation was presented to Michelle Carter, Berniece Reeves-Brown, and Stan McKee.

5. **Citizens to be Heard**

The following spoke regarding the proposed budget: Carrie May, Duane May, and John Clark. Renee Shelton spoke regarding water breaks. Lauri Rocky, Karri McCreary, Michelle Baker, Brenda Hall, Jordan Brooks, Sherrill Brooks, L.D. Garrison, and Sally Bird spoke regarding the Animal Shelter.

6. **Public Hearings**

No public hearings.

7. **Ordinances**

No ordinances.

8. **Resolutions**

- A. Consideration and action on a resolution of the City Council of the City of Greenville, Texas, placing a proposal on the September 25, 2018, City Council regular meeting agenda to adopt a 2018 tax rate that will exceed the lower of the rollback rate or the effective rate; requiring publication of a notice of public hearings on tax increase in accordance with the law; and providing an effective date (*Talia Willner, Administrative Services/Finance Director*)

Councilmember Turner moved, Councilmember Dean seconded for the adoption of Resolution 18-54: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS PLACING A PROPOSAL ON THE SEPTEMBER 25, 2018, CITY COUNCIL REGULAR MEETING AGENDA TO ADOPT A 2018 TAX RATE THAT WILL EXCEED THE LOWER OF THE ROLLBACK RATE OR THE EFFECTIVE RATE; REQUIRING PUBLICATION OF A NOTICE OF PUBLIC HEARINGS ON TAX INCREASE IN ACCORDANCE WITH THE LAW; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

- B. Consideration and action on a resolution of the City Council of the City of Greenville, Texas, calling two public hearings on a tax increase to be held on August 28, 2018, and September 11, 2018; and requiring publication of a notice of public hearing on tax increase in accordance with the law; and providing an effective date (*Talia Willner, Administrative Services/Finance Director*)

Councilmember Turner moved, Councilmember Money seconded for the adoption of Resolution 18-55: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS CALLING TWO PUBLIC HEARINGS ON A TAX INCREASE TO BE HELD ON AUGUST 28, 2018, AND SEPTEMBER 11, 2018; AND REQUIRING PUBLICATION OF A NOTICE OF PUBLIC HEARING ON TAX INCREASE IN ACCORDANCE WITH THE LAW; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

- C. Consideration and action on a resolution of the City Council of the City of Greenville, Texas, calling for public hearings on the 2018-2019 Proposed Budget to be held on September 11, 2018, and September 25, 2018; and requiring publication of a notice of public hearing on the 2018-19 Proposed Budget (*Talia Willner, Administrative Services/Finance Director*)

Councilmember Money moved, Councilmember Turner moved for the adoption of Resolution 18-56: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS CALLING FOR A PUBLIC HEARING ON THE 2018-2019 PROPOSED BUDGET TO BE HELD ON SEPTEMBER 11, 2018, AND SEPTEMBER 25, 2018; AND REQUIRING PUBLICATION OF A NOTICE OF PUBLIC HEARING ON THE 2018-19 PROPOSED BUDGET IN ACCORDANCE WITH THE LAW; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

## 9. Consent Calendar

- A. City Council Meeting Minutes – July 24, 2018
- a. Resolutions approving bids received on tax resale property located at:
- (1) 3312 Henderson

Resolution 18-57: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 3312 HENDERSON STREET AND PROVIDING AN EFFECTIVE DATE.**

(2) 1817 Gordon Street

Resolution 18-58: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 1817 GORDON STREET AND PROVIDING AN EFFECTIVE DATE.**

(3) 4904 Church Street

Resolution 18-59: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 4904 CHURCH STREET AND PROVIDING AN EFFECTIVE DATE.**

Councilmember Money moved, Councilmember Dean seconded for the adoption of the Consent Calendar. Motion carried by unanimous vote of the City Council present.

**10. City Staff/City Council Reports**

- A. June 2018 Financial Report (*Talia Willner, Administrative Services/ Finance Director*)
- B. Report regarding Animal Shelter accepting animals from outside of Hunt County (*Summer Spurlock, City Manager*)

In 2017, 871 animals from Greenville were brought into the Shelter; 524 animals from Hunt County were brought into the Shelter; and 101 animals were brought into the shelter from other counties.

**11. City Council Discussion/Proposed Agenda Items**

**12. Board and Commission Minutes**

**13. Executive Session**

The City Council convened into Executive Session at 7:07 p.m. under the following:

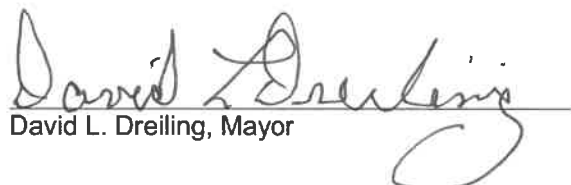
- A. **Section 551.071 (1) & (2) Consultation with City Attorney on any regular session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items as needed; consultation with City Attorney regarding pending or contemplated litigation, settlement offers, or matters deemed subject to the Code of Professional Responsibility of the State Bar of Texas including: **Majors Field Photography and Legal Enforcement; Substandard Structures Code Enforcement****

**14. Take action on any item discussed in Executive Session**

No action taken.

**15. Adjourn**

The City Council reconvened into Open Session at 7:22 p.m. and being no further business, the City Council meeting was adjourned by unanimous consent at 7:22 p.m.


A handwritten signature in black ink, appearing to read "David L. Dreiling".  
David L. Dreiling, Mayor



City Council Meeting  
August 14, 2018

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ATTEST:

  
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Carole V. Kuykendall, City Secretary